

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Premier Developer, III
Assoc./Aquatania-XV

Case #: 30-R-04

Date: March 9, 2004

Comments:

- 1) No Comments

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Premier Developer, III
Assoc./Aquatania-XV

Case #: 30-R-04

Date: March 9, 2004

Comments:

Please contact Tim Welch for Engineering Comments

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SITE PLAN REVIEW AND COMMENT
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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Premier Developer, III
Assoc./Aquatania-XV

Case #: 30-R-04

Date: March 9, 2004

Comments:

1. Flow test required.
2. Show hydrant location, fire main, DDC and FDC's on Civil plan
3. F 20 of the FFPC applies to the docks
4. 412 of the FBC applies to this project.
5. Stair 1 detail on A-03 is not clear. Meeting required
6. List travel distances on A-04
7. The 4 stairs on A-06 do not show clearly on A-02
8. Elevator lobbies on residential levels may access suites but they must also discharge directly into the Service Hall. Currently both doors from these lobbies exit into the suite. This creates a security problem when these doors are equipped with locks that prevent exit from these lobbies and thereby secure the suites. In our experience the owners of such suites will install illegal locks at a later date.
9. Stairs must access roof as per 1008 FBC.

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SITE PLAN REVIEW AND COMMENT

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Division: Info. Systems

Member: Gary Gray
954-828-5790
954-828-5762

Project Name: Premier Developer, III
Assoc./Aquatania-XV

Case #: 30-R-04

Date: March 9, 2004

Comments:

This site plan will adversely impact the City's communication networks in the future. The combined effects of building construction in Fort Lauderdale are having an adverse impact on the performance of the City's communication networks. Costs of mitigating the impact on the City's communication networks shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 625 square feet, preferably 25x25x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual whip style antennas spaced no less than 4 feet apart and two 10-foot diameter microwave dishes. Additional construction specifications will be made available as required.

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Matt Klass, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-

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4437; Kaval Wireless Solutions Inc., Dan Fitzsimmons, (561) 350-1602; Motorola Land Mobile Products Sector, Steve Wurster, (954) 723-8927; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902; Rizzo Consulting Inc., Joseph Rizzo, (847) 372-6251; Signal Communications, Jonathan Franklin, (954) 493-6363.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Premier Developer, III
Assoc./Aquatania-XV

Case #: 30-R-04

Date: March 9, 2004

Comments:

1. Provide an “overlay” to verify that the site’s 25% landscape area requirement is met. Note that landscape areas are to be open to the sky, directly pervious to grade, and protected from vehicles.
2. The Landscape Calculations need correction; the vehicular use area calculations appear to be based on only about 1500 sq.ft. of V.U.A., the driveway on the north side alone has 2400 square ft.
3. Indicate requirements for irrigation, including the requirement for a rain sensor.
4. Indicate any utilities that would affect proposed planting on the Landscape Plan, such as overhead powerlines. All planting to be in accordance with FPL guidelines. The survey shows overhead lines along the street frontage, while the Landscape Plan shows Live Oaks in this area. This would not be allowed. Are these lines to be placed underground?
5. Indicate any existing trees or palms on site, their names and sizes. Show whether or not they are to remain, be relocated or be removed. Also, provide a list of these trees. All Tree Preservation Ordinance requirements apply. Equivalent replacement for trees removed to be above minimum site Code requirements. Any trees or palms that would be considered good candidates for relocation should be relocated.
6. Verify that the installation conforms to Central Beach Design Guidelines, which refers to lush tropical planting and shade trees on the street frontages.
7. Signoff plans to be sealed by the Landscape Architect.

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Division: Planning

Member: Don Morris
954-828-5265

Project Name: Premier Developer, III
Assoc./Aquatania-XV

Case #: 30-R-04

Date: March 9, 2004

Project Description:

The applicant proposes to construct a 149'-8" high, sixty-nine (69) unit condominium project in the IOA District. A Site Plan Level IV review (PZ and CC) is required.

Comments:

1. It is strongly recommended that these plans be presented to representatives of the Central Beach Alliance.
2. The proposed height of 149'-8" and density of 69 units exceed the zoning in progress (ZIP) limitations (20% reduction) in the central beach area. The maximums permitted for this property under ZIP is 120' in height, and a density of 55 units.
3. Pursuant to Section 47-12.5.D.1.d, the proposed development requires review by the Planning and Zoning Board and City Commission as a Site Plan Level IV for reduction of required setbacks (Section 47-12.5.D.1.d.i and ii).
4. Provide a text narrative that shows how this proposal meets Adequacy Requirements of Section 47-25.2 and Neighborhood Compatibility Requirements of Section 47-25.3 (as required by 47-12.6).
5. Provide a point-by-point narrative of how this proposal meets the Central Beach District requirements (Section 47-12.4) and the Central Beach Development Permitting and Approval requirements (Section 47-12.6).
6. Describe the architectural style of the proposed condominium building and the amenity building. Indicate the significant design elements.
7. Provide detail indication density of the garage grills.

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8. Applicant must provide documentation from Broward County for Hurricane Evacuation preparedness prior to this item being placed on the Planning and Zoning Board Agenda (Section 47-25.2.Q).
9. Obtain written confirmation from the Broward County Historic Preservation Commission that the site has no archeological or historical significance.
10. Verify location of proposed curb cut with engineering representative. All private drives shall comply with engineering standards (47-20.5 (B)).
11. Improvements in the public right-of-way shall adhere to engineering standards (i.e. curb cuts, sidewalks and drainage facilities). Discuss standards with engineering representative.
12. Landscaping shall conform to Section 47-21. Discuss landscape improvements and street tree spacing with landscaping representative.
13. Response to all comments shall be provided within 60 calendar days or the proposal may be subject to additional DRC review.
14. Additional comments may be forthcoming.

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Division:	Police	Member:	Det. Gary J. Gorman 954-828-6421
Project Name:	Premier Developer, III Assoc./Aquatania-XV	Case #:	30-R-04
Date:	March 9, 2004		

Comments:

1. Will impact resistant glass be used?
2. Will there be on-site management or 24-hour security provided? Will there be a security system installed for the lobby, office, and reception area, to include panic buttons for emergency conditions?
3. Is this a walled community? Is there an electronic gate at the parking level entrances?
4. How will access to parking levels be controlled? How will access to perimeter wall gate/fence be controlled?
5. Will garage mirrors be installed at entry/exit points to parking levels?
6. Is one (1) Handicap parking space per parking level sufficient for a facility this large?
7. Will all parking levels have an emergency phone/communication system installed?
8. All overhead garage doors should have a secondary locking device installed.
9. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America). All exterior lighting should avoid light trespass wherever possible.
10. Sufficient lighting should be installed along facility dock area.
11. All perimeter, exterior, and service type doors should have a door enunciator device in order to alert security that a door is standing/propped open.
12. All exterior stairwell doors should allow exit only.

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13. How will access to the pool amenity building be controlled?
14. How will access to all elevators be controlled? How will access to each residential level be controlled?
15. Will CCTV be used to monitor all common areas such as the lobby area, pool amenity building, elevators, stairwells, all entry/exit points, each parking level, and the rear dock area?
16. All entry doors and locking devices will have sufficient security rating.
17. Will all entry doors have a 180-degree viewing device? (Peep-hole)
18. Will each unit have a security system to include panic buttons for emergency conditions?
19. Is any consideration being given to upper level/floor emergency exit/escape?
20. All landscaping should allow full view of location.

Please submit comments in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Premier Developer, III
Assoc./Aquatania-XV

Case #: 30-R-04

Date: March 9, 2004

Comments:

1. Waterway use requires a site plan level III review and approval by the Planning and Zoning Board. Ground level terraces and pool and pool deck shall not be located in the required twenty (20) foot landscaped yard, unless approved by the Planning and Zoning Board pursuant to section 47-23.8.
2. The minimum rear yard setback is twenty (20) feet if approved as a site plan level IV.
3. The setback requirements pursuant to section 47-12.5.D.1 are as follows:
 - a. Front yard: twenty (20) feet.
 - b. Side yard: one-half (1/2) the height of the building.
 - c. Rear yard: one-half (1/2) the height of the building.
 - d. If approve as a site plan level IV development, the side and rear yards may be reduced.
4. Central Beach development permitting and approval shall be subject to the design and community compatibility criteria provided in Section 47-25.3 and Adequacy requirements of section 47-2. Provide a narrative outlining how the proposed project complies.
5. Provide a shadow study.
6. Building height shall be measured from grade in accordance section 47-2 definitions.
7. Masonry walls and columns shall not be located within five (5) feet of the waterway when higher than 30" inches pursuant to section 47-19.1.F. Provide design details for the wall/fence.
8. Provide setback dimensions from property line on the elevation and cross sectional plans.

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9. Portions of the proposed building and fountain encroach into the required twenty (20) foot front yard setback. See Lobby level, elevation and cross section pages.
10. Signs shall comply with section 47-22.4.C.13. Provide sign details, locations and square footage.
11. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
12. Trellis on the lanai level encroaches in the required front setback pursuant to section 47-19.2.B.
13. The proposed development must comply with the Zoning In Progress requirements for the Central Beach Districts.
14. Additional comments may be discussed at the DRC meeting.